



53 ROMAN ROAD

BEARSDEN

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4 | BEDROOMS
2 | BATHROOMS
3 | PUBLIC ROOMS

This striking and characterful traditional semi-detached villa, offering generous, flexible accommodation extending to around 1636 square feet, across seven principal apartments, sits in an enviable position, near Bearsden Cross, and falls within catchment for Bearsden Primary and Bearsden Academy. Having been well maintained over this years and retaining a wealth of period features, this beautiful Victorian home is now in need of a degree of modernisation but offers huge potential for those looking to create a bespoke living space, in a highly desirable location.

The accommodation extends over two levels and offers a generous, adaptable layout ideally suited to family life. On the ground floor, a welcoming entrance porch leads into a broad reception hallway, a bay windowed lounge sits to the front of the house and, to the rear, the home opens into an open-plan kitchen and dining area. There is a bright conservatory beyond, providing direct access to the garden, a fourth bedroom on this level offers excellent flexibility as a guest room or home office and, completing the lower level, there is a separate utility room and WC.

Upstairs, the first floor hosts three bedrooms, two of which are spacious doubles. A well-appointed family bathroom serves the upper level, while additional storage is provided off the hallway. The overall accommodation is bright, well-balanced and full of character.

Externally, the property boasts a generous driveway and mature, established garden grounds to the front, side, and rear.

The property is well placed for amenities at Bearsden Cross, close by supermarkets and Hillfoot Railway Station, which is just minutes away and offers frequent rail connections to Glasgow and Edinburgh.

An elegant and substantial family home, in one of Bearsden's most desirable addresses.

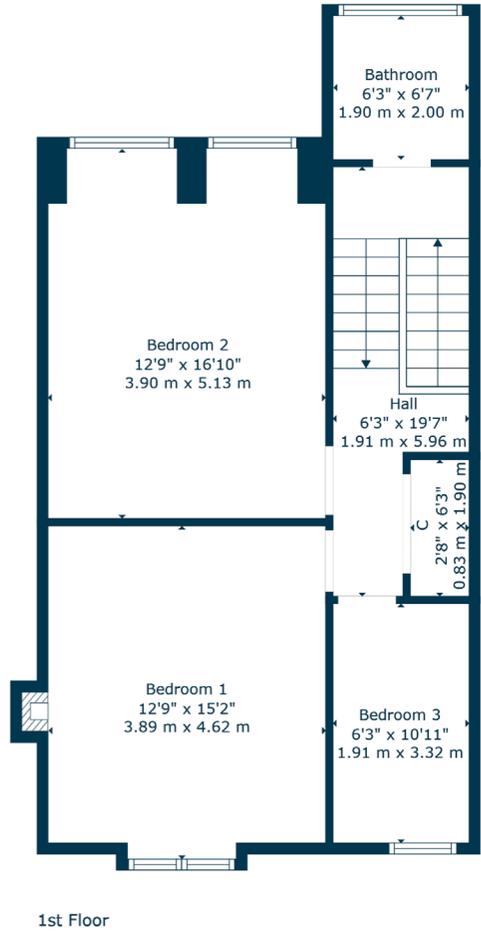
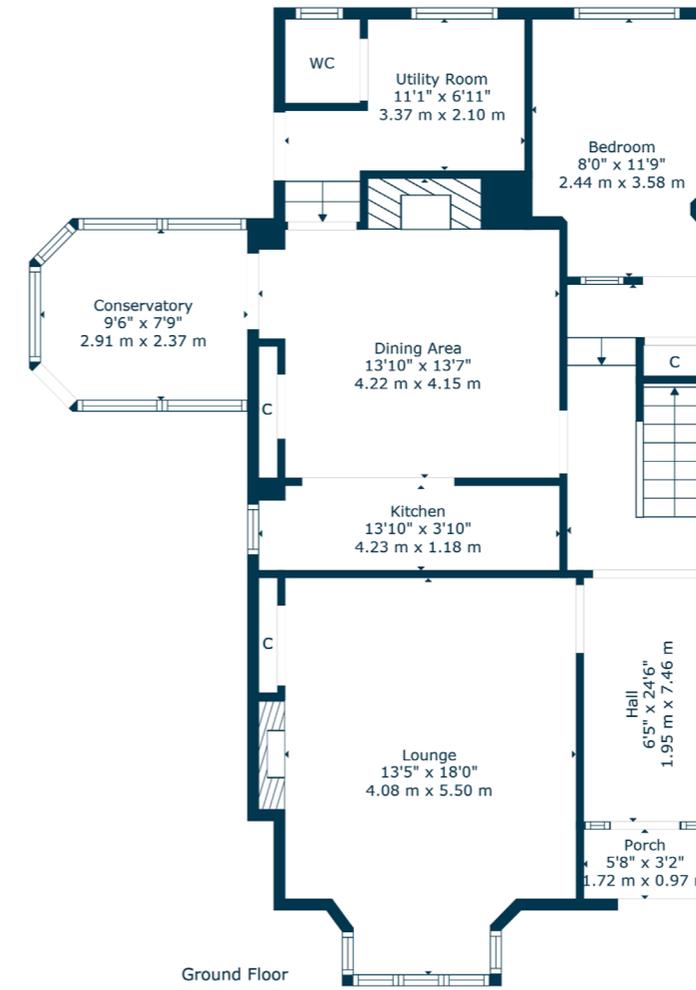












The suburb of Bearsden is one of Glasgow's most desired districts in which to reside. There are numerous highly acclaimed educational facilities at both Primary and Secondary levels and leisure facilities are plentiful with a choice of private and state gyms and clubs in abundance. Locally, there is an excellent selection of shops and services at Bearsden Cross along with restaurants, cafes and bars. There are excellent bus links nearby and train stations can be found at Hillfoot, Westerton and Bearsden providing regular services into Glasgow's West End and City Centre, including a service to Edinburgh.

Glasgow Airport can be reached within twenty-five minutes off peak and, to the north of Bearsden is the world renowned Loch Lomond and The Trossachs National Park.

BD3876 | Sat Nav: 53 Roman Road, Bearsden, G61 2SG

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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